

The Corporation of The Town of Parry Sound

Council Meeting Minutes September 4, 2018

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## **Minutes**

### **Date:**

September 4, 2018

### **Time:**

7:00 p.m. (5:30 p.m.)

### **Location:**

52 Seguin Street, Parry Sound, Council Chambers - Gibson Street Entrance

### **Members Present:**

Mayor Jamie McGarvey, Clr. Paul Borneman, Clr. Brad Horne, Clr. Bonnie Keith, Clr. Jim Marshall, Clr. Doug McCann

### **Absent:**

Clr. Keith Saulnier

### **Staff Present:**

Rob Mens, Jackie Boggs, Peter Brown, Dave Thompson, Kim Chen, Taylor Elgie, Caitlin Dyer

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## **Presentations:**

None

The Mayor called the meeting to order at 7:06 p.m. Prior to the Open Meeting of Council, Council adjourned to a Closed Meeting pursuant to the following resolution:

### **Resolution 2018 - 104**

**Moved by Councillor McCann**

**Seconded by Councillor Borneman**

**That** pursuant to Section 239(2) of the Municipal Act, R.S.O. 21, Chapter 25, as amended, the Council of the Corporation of the Town of Parry Sound move to a meeting closed to the public in order to address a matter(s) pertaining to:

- a) the security of property of the municipality or local board. **(Audit Questions of Council)**
- d) labour relations or employee negotiations. **(Stockey Centre) (Union Negotiations)**
- e) litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board. **(Planning Matter)**

**Carried**

## **1. Agenda**

**1.1** Additions to Agenda/Notice of Motion

**1.2** Prioritization of Agenda

10.1.1 - Rezoning Application - Z/18/6 - 1 Joseph Street (John Jackson Planner Inc. on behalf of Microsuite Properties Ltd.)

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**1.3 Adoption of Agenda**

**Moved by Councillor McCann**

**Seconded by Councillor Keith**

That the Council Agenda for September 4, 2018 be approved as circulated.

**Carried**

**1.4 Disclosure of Pecuniary Interest and the General Nature Thereof**

Mayor McGarvey declared a pecuniary interest regarding Item 9.2.2- Potential Waubeek St. Non-Profit Housing Development due to his affiliation with the Non-Profit *[Parry Sound Non-Profit Housing Corporation]* and left the room during deliberation and the vote.

**2. Public Meeting**

**2.1 Moved by Councillor Marshall**

**Seconded by Councillor Horne**

That we do now adjourn the regular meeting and declare the public meeting open.

**Carried**

Council held a public meeting to consider a Proposed Zoning By-law Amendment under Sections 34 of the Planning Act, as amended. After the Mayor adjourned the regular meeting and declared the public meeting open, the Clerk advised that notice of the proposed zoning by-law amendment had been given by prepaid first class mail to the property owners within 120 metres of the subject property. A notice was posted on the property, in the newspaper and a notice was added to the Town's website.

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Mr. Elgie advised that the applicant has requested to amend the Special Provision 26.44 holding (SP 26.44(h)) and Residential Second Density (R2) Zones to permit up to 160 apartment dwelling units at a maximum height of 16.5 metres. The property is currently zoned to permit up to 74 retirement residence units.

The property is a vacant lot on Louisa Street and described as Part of Lots 6,7,8,9 and 10 on the west side of Louisa Street on Plan 21. It should also be noted that Notice of the application was also provided in the local newspaper.

The Mayor invited those in favour of the proposed Zoning By-law amendment to address Council.

1) Mr. Greg Goodale, one of the owners of the property, provided Council with a power point presentation on the development proposed.

A Traffic Study, by JD Northcote Engineering Inc., determined that the proposed development will not cause any operational issues and will not add significant delay or congestion to the local roadway network. A Stormwater Management study was conducted by Pinestone Engineering. The report concludes that suitable construction mitigation measures will need to be implemented prior to construction of the development. Mr. Goodale then listed a number of ways the development conforms to Parry Sound's Official Plan and to Provincial Policy Statement and the Growth Plan for Northern Ontario. They feel this is a reasonable use of the property.

The Mayor invited those opposed to the proposed Zoning By-law amendment to address Council.

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1) Ms. Resonnet, 38 Louisa Street provided her concerns about the development project. She has collected a signed list of names [12] of other residents in this area who also have concerns with this development project. They all expressed their concerns regarding the change of Zoning to allow a higher density of 160 apartments instead of 60 apartments, the increase in traffic, the safety of the streets with more traffic and no sidewalks, increased water runoff and the stress on the infrastructure. *[presentation included with the September 4, 2018 Council Agenda and under "Presentations" on the Town website]*. She made the request a recorded vote when the by-law comes back to Council.

2) Louis Resonnet spoke about the 1/2 dozen houses on Louisa that will be entirely surrounded by the development project. He had concerns about emergency access and snow and salt on the home owners' property, the density, possible future developments in the area and no sun due to the height of the building.

3) Joe Moloney, Queen Street, spoke about the property in question has already been thoroughly dealt with in the past. The developer, at that time, asked for 120 retirement units when it was zoned for 74 units. The original developer was told to restrict the size of the units. Planners limited 74 units based on long term projections for Louisa Street. The developer was originally required to pay for all the infrastructure as Council agreed that taxpayers should not be burdened with this expense of millions of dollars. We currently have open ditches, no sidewalks and Louisa Street is used as a high speed by-pass to the south-end. This new proposed development is not at all realistic for the neighbourhood or the town as a whole.

4) Chris O'Gram, *[10 Mapleview Avenue]*. His concerns are about emergency services place for such a development. We currently cannot look after our own hospital and our own people so if a virus was to break out in the building what are we going to do? If we have a fire breakout in that building and Silver Birches what are we going to do? There's a lot of unanswered things to look forward in the future before such a big thing takes place.

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5) Martha Martins, 15 Queen Street has an 8 year old boy who likes to play on the road on Queen Street. She is concerned about the amount of traffic on this road should this new development go in.

6) Queen McKee, 30 Louisa is concerned about the traffic. Two sink holes have developed within the last 2 weeks. Worried about flooding. The Town of Parry Sound is the last town in the north. Bracebridge, Huntsville and Gravenhurst are quite built up. Is it going to be rental unites or condos?

7) Clayton Hall, is the owner of the 4.9 acre lot abutting the applicant's property. His property is one the highest lots in town including the breath-taking views over the Town and the Bay. The potential loss of view from the height of his property could have serious financial impacts on his land. He provided Council with a sketch of the property and stated he cannot support this proposal unless he has assurances that his property will not adversely affected.

8) Melissa Felton, Louisa Street resident. Several years ago, the board of education did an analysis and deemed this a hazard zone--no sidewalks, no speed limits, reduction in space during the winter due to snow. The road is deteriorating. Where is the accessibility for people don't drive? Creating more congestion which means more danger.

9) Jean Becket, Meadow street. Is this affordable Housing? Parry Sound needs accessible, affordable housing, not penthouses on a hill.

The Mayor asked if any correspondence had been received in regard to this matter.

Mr. Elgie advised that he had received a number of pieces of correspondence advising their position:

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- 1) Catharine Novack - Opposed to the new development, too many parking spaces in the footprint, far too dense, detrimental affects to the natural environment, storm management and run off issues and why is it so high when others in town are only 3 stories? The development is too intense in this quiet suburban residential area.
- 2) Kevin and Kelly Crowhurst - Opposed to the new development largely due to the increase in traffic, numerous infrastructure changes, would the expansion of the street be necessary, property prices would be affected due to reduced front lawns and would hydro have to be updated?. Concerns with the safety of their children
- 3) Jo Bossart - Generally in favour of the development but has problems with Louis Street and its infrastructure. Improvement would be required. Traffic is already challenging. Water and sewer services would need to be properly managed to maintain current services especially water pressure. Suggests that there should be a buffer around the development to maintain privacy.
- 4) April Leach, 40 Louise Street is opposed to the development due to the 16.5 meters requested does not comply with the R2/R3 zones, concerns with property values, safety of children with higher traffic volume, too much blasting required, lot is too rocky and will necessitate blasting.
- 5) Mary Bertrand, 45 Louisa Street is opposed to the proposed Zoning By-law amendment, with traffic concerns, lack of sidewalks and safety issues for children and the elderly.
- 6) Louis and Elise Resonnet, 38 Louisa Street wrote a letter which reflects their comments presented to-night to Council and are in opposition to the proposed Zoning By-law Amendment.
- 7) Lakeland Hydro noted that the hydro is insufficient and will need upgrading.

Council, at its discretion, may approve either of the proposed zoning by-law amendments. If so, it must either circulate notices of passing of the by-law or give

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notice in the local press. Objections to the passing of the by-law will be received by the Clerk within 20 days from the date such notice is given, which objections will be forwarded to the Local Planning Appeal Tribunal. If an appeal is submitted and the appellant has not provided Council with an oral or written submission before the passing of the by-law, the Local Planning Appeal Tribunal may choose to dismiss the appeal.

## **2.2 Moved by Councillor Borneman**

### **Seconded by Councillor McCann**

That we do declare the public meeting closed and the regular meeting reconvened.

**Carried**

## **3. Minutes and Matters Arising from Minutes**

### **3.1 Adoption of Minutes**

#### **Moved by Councillor Horne**

#### **Seconded by Councillor Borneman**

That the Minutes of the Regular Council meeting held August 14, 2018 be approved as circulated.

**Carried**

The Mayor declared a 5-minute recess to allow the public meeting attendees to leave the chambers and resumed the meeting at 7:58 p.m.

A request to move up item 10.1.1-Rezoning Application - Z/18/6 - 1 Joseph Street (John Jackson Planner Inc. on behalf of Microsuite Properties Ltd.) was agreed to by Council.



### 3.2 Questions of Staff

Councillor Borneman asked when the public can get involved with the Rogers Hometown Hockey event - October 13 – 14, 2018? Mr. Mens responded that Rogers is essentially putting the whole event together with Minor Hockey. April McNamara has had some marketing meetings with the Chamber of Commerce, the DBA and Minor Hockey however, this is organized by Rogers in partnership with Minor Hockey.

Councillor Borneman asked about the security of our IT infrastructure in light of the fact that the Town of Midland was just hacked. Mr. Mens responded that Council may recall that some three years ago we did a complete upgrade of our IT infrastructure with hardware and software so everything is new and is backed-up to the cloud. We are as prepared as we can be having updated our infrastructure significantly.

Councillor Borneman is concerned about our policy for non-tendered work and how that is managed. Do we need to review our procurement policy? Mr. Mens stated that our procurement by-law is up-to-date and still current. If there is a contractor that we're not aware of--we don't maintain a list of all contractors so we go to those who have done good work for us in the past. As a rule we find it hard to get a contractor to get any Town projects done. We try our best to be inclusive. We will review the current procurement by-law but whether that will necessitate coming back to Council, he doesn't know at this point.

Councillor Keith asked if we were making any progress with CNR regarding the William Street Bridge. Mr. Brown replied that we are meeting on-site with CNR within the next few weeks to review the signage.

Councillor Keith complimented Mr. Brown. She is delighted with the repairs to the Cascade Street bridge in that it is paved and is a smoother ride. Going over the bridge on cascade has been wonderful.

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Councillor Horne, asked Caitlyn Dyer for an update on the Bobby Orr Golf Classic. Ms Dyer replied that everything went well. We were provided with a painting to auction off by the artist David Orengo who made the painting in one day during the golf tournament. Ms. Dyer showed it to the gallery--a picture of Bobby Orr in Boston Bruins uniform. We were able to raise some money, twice, to go towards the operation of the Bobby Orr Hall of Fame and are able to hang it in the Hall of Fame.

#### **4. Correspondence**

##### **4.1 Letter from the City of North Bay**

Re: Request to the province for more stable, long term or permanent funding to give stability to the film industry in Northern Ontario.

*(Circulated to Mayor and Council and forwarded to the Clerk for follow-up)*

##### **4.2 Joseph Raedts, 7A Addie Street**

Re: Sale Halverston to Raedts, 7A Addie Street, Parry Sound. Concerns with Right-Of-Way.

*(Circulated to Mayor and Council and forwarded to the Manager of Building and Planning Services for follow-up)*

##### **4.3 Barry Ridout, resident of the Township of The Archipelago**

Re: Complaint that Parry Sound has no public drinking water available

*(Circulated to Mayor and Council and forwarded to the Director of Public Works for follow-up)*

##### **4.4 Rick and Jean Beckett, 10 Meadow Street**

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Re: Concerns with flooding issues on their property due to changes in near by properties.

*(Circulated to Mayor and Council and forwarded to the Director of Public Works for follow-up)*

**4.5** AMO Watch file for August 9th, 16th and 23rd, 2018

Re: Municipal Industry News

*(Circulated to Mayor and Council and forwarded to the Clerk for inclusion on the Consent Agenda)*

These letters were reviewed by the Manager of Building and Planning Services this evening during the Public Meeting.

**Correspondence - Zoning By-law Amendment - Z/18/04 - Louisa Street (Acorn Ridge)**

**4.6** Larry & Joy Hall, 114 Church Street North

Re: Opposing the proposed Zoning By-law Amendment

**4.7** Louis and Elise Resonnet, 38 Louisa Street

Re: Opposing the proposed Zoning By-law Amendment

**4.8** Mary Bertrand, 45 Louisa Street

Re: Opposing the proposed Zoning By-law Amendment

**4.9** April Leach, 40 Louise Street

Re: Opposing the proposed Zoning By-law Amendment

**4.10** Kevin and Kelly Crowhurst, 1 Spruce Street

Re: Opposing the proposed Zoning By-law Amendment

**4.11** Catharine Novak, 23 Brenda Avenue

Re: Opposing the proposed Zoning By-law Amendment

## **5. Deputations**

**5.1** Thomas Dowswell, 22A Belvedere Avenue 10 Minutes

Re: Citizens on the fringe of society - "Fringers" Mr. Dowswell provided a presentation of people on the fringe of society and some of the unsettling things that can happen when they fall through the cracks.

## **6. Mayor & Councillors' Reports**

Mayor and Councillors gave their reports on meetings attended and matters arising.

## **7. Ratification of Matters from Closed Agenda**

**7.1** Council heard a Deputation from Joe Raedts, resident of Parry Sound regarding a Planning Matter

**7.2** Council provided Direction to Staff regarding a Planning Matter

**7.3** Stockey Centre Re-organization Revision

Spokesperson: Rebecca Johnson

### **Resolution 2018 - 105**

**Moved by Councillor Horne**

**Seconded by Councillor Keith**

That Council approve the revised Organizational Chart for the Charles W. Stockey Centre for the Performing Arts and Bobby Orr Hall of Fame, attached as Schedule "A", to reflect the elimination of the Stockey Centre Front of House position and the creation

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of a Volunteer & Hospitality position, and re-creation of a Marketing Coordinator position, effective September 14th, 2018.

**Carried**

#### **7.4 CUPE Collective Agreement Settlement**

Spokesperson Rob Mens, CAO

**Resolution 2018 - 106**

**Moved by Councillor Marshall**

**Seconded by Councillor McCann**

That Council adopts the Memorandum of Understanding per the 2018 Collective Agreement negotiations per attached Schedule 'A'.

**Carried**

### **8. Consent Agenda**

#### **8.1 PSDBA Request for Board Appointments**

**Resolution 2018 - 107**

**Moved by Councillor Keith**

**Seconded by Councillor Horne**

That Council for the Town of Parry Sound appoint Bernard Keating, Amy Black and Tanis Mack to the Parry Sound Downtown Business Association Board of Directors for the term ending November 30, 2018.

**Carried**

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## **8.2 Support for City of North Bay's Resolution - Stable Funding for Film Industry**

### **Resolution 2018 - 108**

**Moved by Councillor Borneman**

**Seconded by Councillor Marshall**

Whereas the film industry in Parry Sound added approximately \$25 million in 2016, \$600,000 in 2017 and \$10 million in 2018 to the economy of Parry Sound; and

Whereas NOHFC funding of the industry is a large part of the attraction to utilizing our Town and our people as staff in the productions, as well as in other northern cities; and

Whereas the NOHFC funding application process continues to be short term, with current information on their website indicating funding applications are only currently open until fall of 2018; and

A more stable, long term or permanent funding would give more stability to the industry and the jobs and impact it has here, as well as across Northern Ontario;

Therefore, Be It Resolved that Council for the Town of Parry Sound supports the City of North Bay's Resolution 2018-229, attached as Schedule "A", and calls upon the Province to make the funding of the film industry either more long term, as in 10 year commitments, or a permanent commitment.

**Carried**

## **9. Resolutions and Direction to Staff**

### **9.1 Development and Protective Services**

### **9.2 CAO's Office / Administration**

#### **9.2.1 Discarded Needles**

Spokesperson: Rob Mens, C.A.O.

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**Direction Approved (For Direct Staff Follow-up):**

That the CAO's September 4, 2018 report on discarded needles be received for information.

**Carried**

The following direction was proposed:

**Direction Approved (For Direct Staff Follow-up):**

That the CAO be directed to contact the Health Unit and make a request for a presentation to Council regarding this issue at one of the October Council meetings.

**Carried**

Deputy Mayor Bonnie Keith took the Chair while Mayor McGarvey left the room due to his declared conflict of interest.

**9.2.2 Potential Waubeek St. Non-Profit Housing Development**

Spokesperson: Rob Mens, C.A.O.

**Resolution 2018 - 109**

**Moved by Councillor Horne**

**Seconded by Councillor Marshall**

Whereas the Parry Sound Affordable Housing Development Corporation has requested Council support in principle for the development of an affordable housing initiative on Waubeek St. and;

Whereas the proposed development would require a rezoning; and

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Whereas the Planning Act obligates Council to remain neutral in its position on proposed rezonings until the public consultation process has been concluded;

Now Therefore Be It Resolved that Council defer indicating whether it supports in principle the development of an affordable housing initiative on Waubeek St. until the public consultation process through the Planning Act is concluded.

The following motion to postpone was proposed:

**Moved by Councillor Borneman**

**Seconded by Councillor Marshall**

To postpone this resolution until the November 6th, 2018 Council meeting.

**Carried**

### **9.2.3 Withdrawal of 2018 BOHF Scholarships from Reserve Fund**

Spokesperson: Caitlin Dyer, Bobby Orr Hall of Fame Curator

#### **Resolution 2018 - 110**

**Moved by Councillor Borneman**

**Seconded by Councillor Marshall**

That Council authorizes the withdrawal of \$2,000 from the Bobby Orr Hall of Fame Scholarship Reserve Fund to pay the two recipients \$1,000 each, further to By-law No:2018-6859 which established the Bobby Orr Hall of Fame Scholarship Reserve Fund and authorized the annual expenditure of \$1,000 to two recipients.

**Carried**

### **9.3 Finance & POA Court Services**



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**9.3.1 2017 Audited Financial Statements**

Spokesperson: Kim Chen, Director of Finance

**Resolution 2018 - 111**

**Moved by Councillor Keith**

**Seconded by Councillor Horne**

That Council for the Town of Parry Sound does hereby approve the Draft Consolidated Financial Statements for the year ended December 31, 2017 in Schedule "A" as attached.

**Carried**

**9.3.2 Financial Variance Report for Q2 2018**

Spokesperson: Kim Chen, Director of Finance

**Resolution 2018 - 112**

**Moved by Councillor Marshall**

**Seconded by Councillor Borneman**

That Council hereby receives and accepts the variance report for Q2 2018 (June 30, 2018) in Schedule "A" as attached; and

Further that Council hereby approves the expenses for Council members for the period from January 1, 2018 to June 30, 2018, as in Schedule "B" attached.

**Carried**

**9.4 Public Works**

**9.4.1 Tender - Denis Drive and MacKlaim Drive Servicing**

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Spokesperson: Peter Brown, Director of Public Works

**Resolution 2018 - 113**

**Moved by Councillor Keith**

**Seconded by Councillor McCann**

That upon the recommendation of Triton Engineering Services Limited, Council accept the tender from Fowler Construction Company Limited for the reconstruction of Denis Drive and MacKlaim Drive including water, wastewater, and roadwork, in the amount of \$905,599.12, excluding HST, this tender being the lowest tender of two received. This includes \$174,179.77 of work to be completed as part of the Isabella Street reconstruction project.

**Carried**

**9.4.2 Tender - Gibson Street and Logan's Lane Retaining Wall**

Spokesperson: Peter Brown, Director of Public Works

**Resolution 2018 - 114**

**Moved by Councillor Marshall**

**Seconded by Councillor McCann**

That upon the recommendation of Triton Engineering Services Limited, Council accept the tender from Fowler Construction Company Limited for the replacement of the existing concrete retaining wall on the southeast corner of the intersection of Gibson Street and Logan's Lane, in the amount of \$75,850.00, excluding HST, this tender being the lowest tender of four received.

**Carried**

**9.5 Other Business**

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## **10. By-laws**

### **10.1 Development & Protective Services**

**10.1.1** Rezoning Application - Z/18/6 - 1 Joseph Street (John Jackson Planner Inc. on behalf of Microsuite Properties Ltd.)

Spokesperson: Taylor Elgie, Manager of Building & Planning Services

#### **By-law 2018 - 6861**

Being a By-law to amend By-law No. 2004-4653 (The Zoning By-law), as amended, for 1 Joseph Street - (John Jackson Planner Inc. on behalf of Microsuite Properties Ltd.)

**Read a First, Second and Third time, Passed, Signed and Sealed**, this 4th day of September 2018.

### **10.2 Public Works**

#### **10.2.1** Union Gas Franchise Agreement

Spokesperson: Peter Brown, Director of Public Works

*Read a First and Second Time June 19, 2018:*

#### **By-law 2018 - 6841**

Being a by-law to execute the Union Gas Franchise Agreement and repeal by-law 98-4008.

**Read a Third time, Passed, Signed and Sealed**, this 4th day of September 2018.

### **10.3 CAO's Office/Administration**

### **10.4 Finance/POA Court Services**

### **10.5 Other Business**

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### **10.6.1 Confirming By-law**

#### **By-law 2018 - 6862**

Being a By-law to confirm the proceedings of Council for the Special Meeting July 24th and the Regular September 4, 2018 meeting.

**Read a First, Second and Third time, Passed, Signed and Sealed**, this 4th day of September 2018.

## **11. Adjournment**

The Mayor adjourned the meeting at 9:20 p.m.

Personal Information collected in *Section 2. Public Meeting, Section 4. Correspondence and/or Section 5. Deputations* is collected under the authority of the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), Section 21. (1) c and will be used to create a record available to the general public.

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**Mayor Jamie McGarvey**

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**Jackie Johnston Boggs, Clerk**